

PUBLIC NOTICE

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING
TO BE HELD BY THE
WESTMINSTER PLANNING COMMISSION**

On **October 5, 2016, at 6:30 p.m.** in the City Council Chambers of the Westminster Civic Center, 8200 Westminster Blvd., the City of Westminster Planning Commission will hold a public hearing to consider the following project:

Case No. 2016-02 (Tentative Parcel Map, Development Review, Conditional Use Permits and Variance)

Application for: Proposed ALDI Supermarket

Applicant: Matthew Baca, ALDI, Inc.

Location: 13862, 13872 and 13900 Goldenwest Street; 13871, 13881, 13891, 13901, 13911 and 13925 Pine Street, Westminster, CA

Proposed Project: The applicant proposes to demolish six residential dwellings on Pine Street and two commercial structures on Goldenwest Street; consolidate nine parcels into two new parcels; and construct a 17,752-square-foot single-story retail grocery market building located at the subject 1.58 acre site. An existing freestanding drive-through restaurant (Wienerschnitzel) would remain onsite. The proposed grocery market building will have a height ranging from 18 feet and 8 inches to 22 feet and 8 inches. A conditional use permit is requested to allow for the sale of beer and wine for off-site consumption during the proposed market's regular business hour of 9 AM to 9 PM, daily. A conditional use permit is also requested to allow for late night business operations. Although the proposed grocery market would close to the public at 9 PM, late light deliveries (between the hours of midnight to 6 AM) are proposed. A variance is requested to provide 26-percent storefront visibility (percentage of the storefront area comprised of glass and doors) along the Goldenwest Street building elevation, whereas, Title 17 (Land Use) of the Westminster Municipal Code requires a minimum 60-percent storefront visibility. Onsite parking and vehicle access is proposed to be shared between the two proposed parcels and the adjoining commercial parcel to the south (Walgreens). The Westminster Municipal Code would require a minimum of 134 parking stalls to be provided for the two proposed parcels and the adjoining commercial parcel to the south, however, 140 parking stalls are proposed.

Environmental Review Status: An initial study and a proposed mitigated negative declaration have been prepared for the above referenced project. Pursuant to the California Environmental Quality Act (CEQA) and the City's Guidelines for the Implementation of CEQA, the City has analyzed the project and determined that the project as proposed does not present a threat of significant impacts to the environment. The proposed mitigated negative declaration is available for public review and comment at the Community Development Department at 8200 Westminster Boulevard, Westminster, California, beginning September 8, 2016 and ending September 28, 2016. A copy of the proposed negative declaration is also available at the Westminster Branch Library, 8180 13th Street, Westminster, California and the City of Westminster's website at www.westminster-ca.gov.

All comments should be submitted in writing to: Steve Ratkay, City of Westminster, Community Development Department, 8200 Westminster Boulevard, Westminster, California, (714) 548-3486, or via email at SRatkay@westminster-ca.gov, or may be made verbally at the public hearing *(if you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Westminster Planning Commission at, or prior to, the public hearing)*.